1 2 3 4	CHRISTINA H. WANG, ESQ. Nevada Bar No. 9713 FIDELITY NATIONAL LAW GROUP 8363 W. Sunset Road, Suite 120 Las Vegas, Nevada 89113 Telephone: (702) 667-3000 Facsimile: (702) 938-8721		
5	Email: christina.wang@fnf.com Attorneys for Plaintiff Sphere, LLC		
6			
7			
8	UNITED STATES DISTRICT COURT		
9	DISTRICT OF NEVADA		
10	* * *		
11	SPHERE, LLC, a California limited liability	Case No.: 3:23-cv-00176-MMD-CLB	
12	company, Plaintiff,		
13	VS.	STIPULATION AND [PROPOSED] ORDER TO DISMISS ALL CLAIMS	
14 15	PAWNEE LEASING CORPORATION, a foreign corporation; DONALD CLARK, an individual DOES Lthrough V. and BOE	AGAINST DEFENDANT PAWNEE LEASING CORPORATION AND TO RELEASE LIS PENDENS	
16	individual; DOES I through X; and ROE BUSINESS ENTITIES XI through XX,		
17	Defendants.		
18	Plaintiff SPHERE, LLC ("Plaintiff"), by and through its attorneys of record, the Fidelity		
19	National Law Group, and Defendant PAWNEE LEASING CORPORATION ("Pawnee"), by		
20	and through its attorneys of record, Dubowsky Law Office, Chtd., hereby stipulate and agree as		
21	follows:		
22	WHEREAS:		
23	1. This action involves the real pro	perty commonly known as 5444 Spanish Moss	
24	Court, Sparks, Nevada 89436, Washoe County, Nevada, Assessor's Parcel No.: 518-643-13		
25	(the "Property").		
26	2. On April 26, 2023, Sphere comm	2. On April 26, 2023, Sphere commenced this action with the filing of a Complaint	
27	against Pawnee and Defendant Donald Clark.		
28			

## Case 3:23-cv-00176-MMD-CLB Document 37 Filed 02/06/24 Page 2 of 3

1	3. On the same day, Plaintiff filed a Notice of Lis Pendens regarding the Property	
2	and caused it to be recorded as Document No. 5375703 of the Official Records of Washo	
3	County, Nevada.	
4	4. With respect to Pawnee, the Complaint states claims for declaratory judgment	
5	and/or quiet title (collectively referred to herein as, the "Claims Against Pawnee").	
6	5. On December 4, 2023, Pawnee filed an Answer to the Complaint.	
7	WHEREFORE,	
8	IT IS HEREBY STIPULATED AND AGREED that all of the Claims Agains	
9	Pawnee shall be dismissed with prejudice.	
10	IT IS FURTHER STIPULATED AND AGREED that Plaintiff and Pawnee shall each	
11	bear its own attorney's fees and costs associated with the prosecution and defense of the Claim	
12	Against Pawnee.	
13	IT IS FURTHER STIPULATED AND AGREED that Plaintiff's Notice of Lie	
14	Pendens is hereby released as to the Property.	
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		

Fidelity National Law Group 8363 W. Sunset Rd., Suite 120 Las Vegas, NV 89113 (702) 667-3000

## Case 3:23-cv-00176-MMD-CLB Document 37 Filed 02/06/24 Page 3 of 3

1	IT IS FURTHER STIPULATED AND AGREED that nothing herein shall affect the		
2	other claims in this action.		
3	Dated this 6th day of February, 2024.		
4	FIDELITY NATIONAL LAW GROUP	DUBOWSKY LAW OFFICE, CHTD.	
5			
6	/s/Christina H. Wang	/s/Peter Dubowsky	
7	CHRISTINA H. WANG, ESQ. Nevada Bar No. 9713	PETER DUBOWSKY, ESQ. Nevada Bar No. 4972	
8	8363 W. Sunset Road, Suite 120 Las Vegas, Nevada 89113	300 South Fourth Street, Suite 1020 Las Vegas, Nevada 89101	
9	Attorneys for Plaintiff Sphere, LLC	Attorneys for Defendant Pawnee Leasing Corporation	
10			
11	ORDER		
12	IT IS SO ORDERED.	<del>JKDEK</del>	
13	II IS SO ORDERED.	10	
14		/ Comment	
15		UNITED STATES DISTRICT COURT JUDGE Case No.: 3:23-cv-00176-MMD-CLB	
16		DATED: February 6, 2024	
17		DATED	
18			
19			
20			
21			
22			
23			
24			
25 26			
26 27			
28			
46			

Fidelity National Law Group 8363 W. Sumset Rd., Suite 120 Las Vegas, NV 89113 (702) 667-3000